

**MINUTES**  
**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)**  
**Meeting – March 26, 2008**  
**Fresno City Hall, Council Chambers (2<sup>nd</sup> Floor)**  
**2600 Fresno Street**  
**Fresno, California 93721**

**A. CALL TO ORDER**

With a quorum being present, the meeting was called to order by CHAIR Morris at 5:09 p.m.

**Commissioners**

Present:	Gwen Morris, CHAIR	Absent:
	Blanche Milhahn, VICE-CHAIR	
	Keith Chun, Commissioner	
	Wayne Jones, Commissioner	
	Daniel Payne, Commissioner	
	Armando Rodriguez, Commissioner	

**Staff**

Present:	Keith Bergthold, Interim Manager	Absent:
	Housing and Community Development	
	Linda Lawrence, Recording Secretary	

**B. COMMUNICATIONS**

None.

**C. APPROVAL OF MINUTES**

1. Approval of Minutes were postponed until the next regularly scheduled meeting of April 9, 2008.

**D. GENERAL ADMINISTRATION**

The agenda item D5 was moved ahead of D2 of General Administration to allow coordinating items to be heard together.

1. **ADOPT A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN (PROPOSITION 1C) INFILL INFRASTRUCTURE GRANT PROGRAM APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE TRANSIT VILLAGE PROJECT AND AUTHORIZE THE PLANNING AND DEVELOPMENT DIRECTOR TO EXECUTE ALL NECESSARY GRANT DOCUMENTS**

Corrina Nunez, Housing and Community Development, provided the report to Commissioners. Staff recommends HCDC recommend City Council adopt a resolution authorizing the submittal of an Infill Infrastructure Grant application to the California Department of Housing and Community Development for program funds for the City's Transit Village Project; and authorize the Planning and Development Director to sign all necessary documents for participation in the Infill Infrastructure Grant Program subject to review by the City Attorney's Office. Staff is currently preparing to submit a joint application with ROEM Corporation for \$2.7 million. HCD are grant funds and will assist with infrastructure needs on the project site. Transit Village consists of a transit facility and park as well as 133 units of affordable senior housing. This is a joint application in that the City will retain ownership of the transit portion and ROEM will own the housing portion. FAX has provided \$2.3 million toward the transit facility and park portion of the project. To date, there has been no HOME funds committed to the housing portion of the project. ROEM is expected to request \$1.3 million in HOME funds at a later date. The total project cost is \$22.9 million. ROEM believes the application will be competitive in the first round. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D1 by Vice-Chair Milhahn.

Second: Commissioner Chun seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez

Noes: None

Abstain: None

Absent: None

2. **RECOMMEND TO CITY COUNCIL TO APPROVE THE SELECTION OF A DEVELOPMENT TEAM FOR THE VENTURA AND SEVENTH PROJECT AND DIRECT STAFF TO NEGOCIATE AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE SELECTED DEVELOPER**

Stephen Sotomayor, Housing and Community Development, provided the report to Commissioners. Staff recommends HCDC recommend City Council and the Redevelopment Agency (RDA) Board approve the selection of a development team for the Ventura and Seventh Project; and direct staff to negotiate and enter into an Exclusive Negotiation Agreement with the selected developer. HCD and RDA issued a joint Request for Qualifications and Request for Proposals for development of the 3.4-acre site located at Ventura and Seventh Streets in southeast Fresno. Staff reviewed the two proposals and met with prospective developers. Staff has selected the Urban Pacific Group as developer for the project and is seeking Council approval to begin the process of negotiating the terms of an Exclusive Negotiation Agreement. Mr. Sotomayor handed out the site plan and elevations of the project to the Commissioners. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D5 by Vice-Chair Milhahn.

Second: Commissioner Payne seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez

Noes: None

Abstain: None

Absent: None

3. **CONSIDER RECOMMENDING THAT THE AGENCY ADOPT A RESOLUTION APPROVING THE REDEVELOPMENT AGENCY AND THE HOUSING AND COMMUNITY DEVELOPMENT DIVISION APPLY AS JOINT APPLICANTS WITH THE SELECTED DEVELOPER FOR THE STATE OF CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT PROPOSITION 1-C INFILL INFRASTRUCTURE GRANT PROGRAM FOR THE SEVENTH AND VENTURA MIXED USE PROJECT**

Matt Myers, Redevelopment Agency (RDA), provided the report to Commissioners. This is the same project as item #2 (above) as it is a joint project with the RDA and Housing and Community Development. Staff recommends HCDC recommend City Council and the Agency Board approve a resolution approving the joint application with the Urban Pacific Group to the State of California Department of Housing and Community Development for Proposition 1C Infill Infrastructure Grant Program funds for the Ventura and Seventh Project. Commissioners had questions and discussion followed. Stephen Sotomayor assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of Item D2 by Commissioner Chun.

Second: Commissioner Rodriguez seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez

Noes: None

Abstain: None

Absent: None

4. **CONSIDER RECOMMENDING THAT THE AGENCY ADOPT A RESOLUTION APPROVING THE REDEVELOPMENT AGENCY APPLY AS JOINT APPLICANTS WITH FOREST CITY FOR THE STATE OF CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT PROPOSITION 1-C INFILL INFRASTRUCTURE GRANT PROGRAM FOR THE SOUTH STADIUM REVITALIZATION PROJECT**

Matt Myers, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that the Agency Board approve a resolution approving RDA and Forest City apply as joint applicants for the State of California Department of Housing and Community Development for Proposition 1C Infill Infrastructure Grant Program funds for the South Stadium Revitalization Project. The first phase of this project will cost \$243 million. There is approximately \$100 million short in gap financing. RDA plans to fund a portion of the financing, however they are seeking \$30 million in state funds to provide the additional funding that is needed. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D3 by Commissioner Rodriguez.

Second: Commissioner Payne seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez

Noes: None

Abstain: None

Absent: None

**5. PUBLIC HEARING ON CDBG GRANT APPLICATIONS FOR THE FISCAL YEAR 2008-2009 ANNUAL ACTION PLAN**

Crystal Smith, Finance Department, provided the report to Commissioners. Staff recommends HCDC conduct the scheduled public hearing to receive comments from agencies and City departments on the merits of applications submitted for the FY 2009 Community Development Block Grant (CDBG) Program; and review and score the CDBG applications based upon the established criteria. Staff will then calculate and rank the application scores and prepare a recommendation to the Mayor for adoption at the April 9, 2008, HCDC meeting. HCDC provides recommendations to the Mayor on the use of the federal entitlement funds the City receives annually from the U.S. Department of Housing and Urban Development (HUD) through the CDGB Program, the Home Investment Partnerships Program, the Emergency Shelter Grant and the American Dream Down Payment Initiative. The City expects to receive approximately \$11.6 million from HUD for FY 2009. This meeting was a public hearing to discuss the \$7.5 million CDBG funds available. There will be a special HCDC meeting on April 2, 2008, in order to give HCDC Commissioners an opportunity to discuss applications and funding levels. There was no vote required for this item at the meeting. Public hearing commenced. The following agencies and City departments expressed their requests for the allocation of the funds:

1. David Rodriguez with the Pinedale Improvements for sidewalks and trees
2. Robert Andersen with Herndon Town for water and sewer replacement
3. Sally Caglia with Warnor's Theater for restorations
4. Michael Eanes with Christ Temple Church for multi-purpose center
5. Martha Lucey with By Design Financial Solutions for home ownership and foreclosure prevention
6. M.J. Borelli with Fair Housing Council of Central California for fair housing services
7. Charles Figg with King of Kings for restorations of housing
8. Phil Skei with InterVarsity's Fresno Institute for Urban Leadership for restoration of 1719 L Street
9. Matilda Soria with Reading and Beyond for gang prevention
10. Ken Quenzer with Boys and Girls Club for renovation of club house
11. James Westgate and Nick Jones with Care Fresno for community enhancements
12. Brooke Frost with Reach Families for collaborative of four non-profits working together
13. Bonnie Brown with Retired Teachers Association for renovation of club house
14. Tom Laband with Police Department for graffiti abatement
15. Brooke Frost and Dave Toste with Big Brothers, Big Sisters for renovation of 905 N. Fulton
16. Larry Gray with Craycroft Youth Center for playground restoration
17. Pam Kallsen with Marjoree Mason Center for interior restorations and courtyard
18. Millie Marshall and Lea Hughes with Valley Center for the Blind for additional counseling
19. Scott Krauter with the City of Fresno, Public Works Dept. for street improvements
20. Manuel Romero and Luisa Medina with Central California Legal Services for outreach and administrative costs
21. Tony Baltera with Fresno Area Hispanic Foundation for business incubator services
22. Silas Cha with Fresno Center for New Americans for public education projects
23. Doreen Eley with Fresno Madera Continuum of Care for administrative costs
24. Irma Yepez-Perez and Shawn Shaffer with City of Fresno, Parks Dept. for facility restoration and programs
25. John Hernandez with Central California Hispanic Chamber of Commerce for Municipal Restoration Zone
26. Gloria Rodriguez and Keith Kelly with Fresno West Coalition for Economic Development for a new school
27. Keith Bergthold with City of Fresno, Planning and Development Dept., Housing Division for non-profit projects
28. Jerry Bishop with City of Fresno, Planning and Development Dept., Code Enforcement Division for pro-active enforcement

Public comment followed (John Hernandez on behalf of Fresno West Coalition for Economic Development; Brad Huff on behalf of Warnor's Theater).

**E. INFORMATIONAL REPORTS**

None.

**F. COMMISSIONERS' ITEMS**

1. Discussion on CDBG process and special meeting to be held on April 2, 2008, to review scoring.

**G. UNSCHEDULED ORAL COMMUNICATIONS**

None.

**H. ADJOURNMENT**

Next Regularly Scheduled Commission Meeting: **April 9, 2008.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 9:02 p.m.

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Attest: Gwen Morris, CHAIR

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Attest: Keith Bergthold, Interim Manager  
Housing and Community Development